

069.0

0004

0010.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

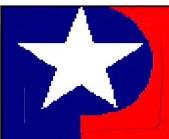
721,600 / 721,600

USE VALUE:

721,600 / 721,600

ASSESSED:

721,600 / 721,600


Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 39 | | DAVIS AVE, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|---------------------------------------|--|
| Owner 1: SEBELL SHAVIT TAL T & RACHEL | |
| Owner 2: | |
| Owner 3: | |

| | |
|------------------------|--|
| Street 1: 39 DAVIS AVE | |
| Street 2: | |

| | |
|---------------------|------------|
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry |
| Postal: 02474 | Own Occ: Y |

| | |
|---------------------------------------|-------|
| PREVIOUS OWNER | |
| Owner 1: NOONAN JAMES M LIFE ESTATE - | |
| Owner 2: - | |
| Street 1: 39 DAVIS AVE | |
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry |
| Postal: 02474 | |

| | |
|--|--|
| NARRATIVE DESCRIPTION | |
| This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1921, having primarily Stucco Exterior and 2421 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms. | |

| | |
|-------------------|------------|
| OTHER ASSESSMENTS | |
| Code | Descrip/No |

| | |
|--------|----------|
| Amount | Com. Int |
| | |

| | |
|------------------|-----------|
| PROPERTY FACTORS | |
| Item | Code |
| Z | R1 |
| o | SINGLE FA |
| n | 100 |
| Census: | water |
| Flood Haz: | Sewer |
| D | Electri |
| s | Exempt |
| t | |

| | |
|--------|--|
| Topo | |
| Street | |
| Gas: | |

IN PROCESS APPRAISAL SUMMARY

| IN PROCESS APPRAISAL SUMMARY | | | | | | | | Legal Description | | User Acct |
|------------------------------|-----------------|----------------|--------------------------------|------------|-----------------|--|--|-------------------|--|-----------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | | | | | 44339 |
| 101 | 5393.000 | 314,300 | | 407,300 | 721,600 | | | | | GIS Ref |
| Total Card | 0.124 | 314,300 | | 407,300 | 721,600 | | | | | GIS Ref |
| Total Parcel | 0.124 | 314,300 | | 407,300 | 721,600 | | | | | Insp Date |
| Source: | Market Adj Cost | | Total Value per SQ unit /Card: | 298.09 | /Parcel: 298.09 | | | | | 11/01/18 |
| | | | | | | | | | | |

PREVIOUS ASSESSMENT

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | 069.0-0004-0010.0 | Date |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | |
| 2022 | 101 | FV | 314,300 | 0 | 5,393. | 407,300 | 721,600 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 260,000 | 0 | 5,393. | 407,300 | 667,300 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 259,900 | 0 | 5,393. | 407,300 | 667,200 | | 667,200 Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 274,300 | 0 | 5,393. | 378,200 | 652,500 | | 652,500 Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 274,300 | 0 | 5,393. | 378,200 | 652,500 | | 652,500 Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 274,300 | 0 | 5,393. | 331,600 | 605,900 | | 605,900 Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 232,000 | 0 | 5,393. | 302,500 | 534,500 | | 534,500 Year End | 1/4/2016 |
| 2015 | 101 | FV | 219,300 | 0 | 5,393. | 267,600 | 486,900 | | 486,900 Year End Roll | 12/11/2014 |

SALES INFORMATION

| SALES INFORMATION | | | | | | | | TAX DISTRICT | | | PAT ACCT. | | |
|-------------------|-----------|------|------------|-------------|------------|----|-----|--------------|-------|--|-----------|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | | | | |
| NOONAN JAMES M | 66817-311 | | 2/18/2016 | | 666,500 | No | No | | | | | | |
| NOONAN JAMES M, | 64635-93 | | 12/10/2014 | Convenience | | 10 | No | No | | | | | |
| CUMMINGS LYDIA | 22985-556 | | 3/16/1993 | | | 1 | No | No | F | | | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
|------------|--------|----------|--------|-----|------------|----------|------------|--------------------|-----------|--------------|-----|---------|
| 12/22/2020 | 1656 | Redo Bas | 47,000 | O | | | | | 9/10/2021 | Permit Visit | DGM | D Mann |
| 1/3/2018 | 7 | Redo Kit | 49,348 | C | | | | | 11/1/2018 | MEAS&NOTICE | CC | Chris C |
| 4/11/2017 | 397 | Wood Dec | 17,500 | C | | | | | 1/9/2009 | Meas/Inspect | 345 | PATRIOT |
| 3/29/2017 | 339 | Demoliti | 500 | | | | | demo deck | 10/7/1999 | Meas/Inspect | 263 | PATRIOT |
| 5/12/2016 | 614 | New Wind | 16,300 | | | | | replacement wiondo | 11/1/1981 | | MS | |
| 4/19/2016 | 468 | Re-Roof | 8,186 | | | | | REROOF | | | | |
| 5/20/2015 | 526 | Insulate | 2,930 | | | | | | | | | |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|--------------------------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|-----|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Sign: | VERIFICATION OF VISIT NOT DATA | / | / | | | | | | | | | | | | | | | | | | | | | | | | |
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-----|------------|--|------|--|---------|------|--|---|-----|------|----|--|--|--|--|--|--|--|--|---------|--|--|--|--|--|--|---------|
| 101 | One Family | | 5393 | | Sq. Ft. | Site | | 0 | 70. | 1.08 | 12 | | | | | | | | | 407,254 | | | | | | | 407,300 |
|-----|------------|--|------|--|---------|------|--|---|-----|------|----|--|--|--|--|--|--|--|--|---------|--|--|--|--|--|--|---------|

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------------------|------------------|--------------|--------------|----------------------------------|-----------------|---|-----|-------------------------|------------|-----|-----|------------------------------------|------|-------|------------|---|--------------|--|--|---|--|--|--|-----|--|--|--|------------------------|--|--|--|--|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | | | | | | | | | | | | | |
| Type: 2 - Bungalow | 1H - 1 & 1/2 Sty | Full Bath: 1 | Rating: Good | A Bath: | Rating: | | | | | | | | | WWD4 | | | | | | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | 3/4 Bath: 1 | Rating: Good | A 3QBth: | Rating: | | | | | | | | | 7 | 8 | 8 | | | | | | | | | | | | | | | | | | | |
| Foundation: 3 - BrickorStone | | 1/2 Bath: | Rating: | A HBth: | Rating: | | | | | | | | | 13 | 15 | 15 | | | | | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | OthrFix: | Rating: | | | | | | | | | 3 | 2 | 4 | | | | | | | | | | | | | | | | | | | | | |
| Prime Wall: 6 - Stucco | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sec Wall: | | % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Roof Struct: 2 - Hip | | | | OTHER FEATURES | | | | | | | | RESIDENTIAL GRID | | | | | | | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Good | 1st Res Grid Desc: Line 1 # Units 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Color: CREAM | | | | A Kits: | Rating: | Level FY LR DR D K FR RR BR FB HB L O | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| View / Desir: | | | | Fpl: 1 | Rating: Average | Other | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | Upper | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Grade: C+ - Average (+) | | | | Lvl 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Blt: 1921 | | Eff Yr Blt: | | Lvl 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Lower | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Jurisdct: G22 | | Fact: . | | Totals RMS: 6 BRs: 3 Baths: 1 HB | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Const Mod: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | CONDOS INFORMATION | | | | | | | | REMODELING | | | | | | | | RES BREAKDOWN | | | | | | | | | | | | | | | |
| Avg Ht/FL: STD | | | | Location: | | | | | | | | Exterior: | | | | No Unit RMS BRS FL | | | | HST | | | | FFL | | | | | | | | | | | |
| Prim Int Wal 2 - Plaster | | | | Total Units: | | | | | | | | Interior: | | | | 1 6 3 | | | | BMT | | | | BMT | | | | | | | | | | | |
| Sec Int Wall: | | | | Floor: | | | | | | | | Additions: | | | | | | | | 11 | | | | 14 | | | | | | | | | | | |
| Partition: T - Typical | | | | % Own: | | | | | | | | Kitchen: | | | | | | | | 15 | | | | 3 | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Name: | | | | | | | | Baths: | | | | | | | | FFL | | | | BMT | | | | | | | | | | | |
| Sec Floors: | | | | Total: 26.4 % | | | | | | | | Plumbing: | | | | Electri: | | | | 12 | | | | 10 | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | Override: | | | | | | | | Heating: 2005 | | | | Totals | | | | 15 | | | | 5 | | | | | | | | | | | |
| Subfloor: | | | | | | | | | | | | General: | | | | 1 6 3 | | | | 11 | | | | 9 | | | | | | | | | | | |
| Bsmnt Gar: | | | | CALC SUMMARY | | | | | | | | COMPARABLE SALES | | | | | | | | SUB AREA | | | | | | | | SUB AREA DETAIL | | | | | | | |
| Electric: 3 - Typical | | | | Basic \$ / SQ: 100.00 | | | | | | | | Rate Parcel ID Typ Date Sale Price | | | | | | | | Code Description Area - SQ Rate - AV Undepr Value | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | Size Adj.: 1.32480717 | | | | | | | | | | | | | | | | Sub Area % Usbl Descrip % Type Qu # Ten | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Const Adj.: 1.00989902 | | | | | | | | | | | | | | | | BMT 100 GFB 75 G | | | | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | | | | Adj \$ / SQ: 133.792 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | Other Features: 84500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | Grade Factor: 1.10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | NBHD Mod: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | | | LUC Factor: 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial # | | | | Year: | | | | Color: | | | | | | | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | PARCEL ID 069.0-0004-0010.0 | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | | | | | | | | | | | | | | |
| More: N | | | | Total Yard Items: | | | | Total Special Features: | | | | Total: | | | |  | | | | | | | | | | | | | | | | | | | |